



New Mexico Department of Public Safety  
Law Enforcement Academy  
**OFFICER SURVIVAL SCENARIO**



Last Updated: 05-08-06

**SCENARIO NUMBER:** Patrol Response 539 (Intermediate) **SCENARIO TITLE:** Landlord/tenant dispute

**SCENARIO SYNOPSIS:**

Students will respond to an apartment management office where the apartment's landlord and tenant are having a dispute. The tenant is intoxicated.

**INSTRUCTIONAL OBJECTIVE(S):**

Student will demonstrate a tactically sound **approach**.  
Student will demonstrate clear and appropriate radio and/or verbal **communication with officers**, and will demonstrate awareness of radio transmissions.  
Student will demonstrate appropriate verbal **communication with subjects** and will exhibit command presence.  
Student will demonstrate proper **danger area awareness**.  
Student will demonstrate proper **danger cue awareness**.  
Student will demonstrate the ability to take appropriate, legally defensible **enforcement action**.  
Student will demonstrate proper **handcuffing** and handcuff removal techniques.  
Student will demonstrate a proper **pat down and/or person search**.  
Student will demonstrate proper **positioning of officers**.

**LOGISTICAL REQUIREMENTS:**

SAFETY EQUIPMENT REQUIRED:

**None**

MARKED UNITS REQUIRED:

**None**

SUBJECT VEHICLES REQUIRED:

**None**

ROLE PLAYERS REQUIRED:

**02 Students, 05 subjects**

QUANTITY:

ITEM(S):

**01**

**Training knife**

**01**

**Bag of simulated narcotics**

**ROLE PLAYER INFORMATION:**

**Subject 1:** You are the apartment manager. You are concerned because one your tenants is intoxicated and is refusing to leave. You are upset but you remain calm.

**Subject 2:** You are intoxicated and complaining about your neighbor parking in your parking spot and having loud parties. You are verbally non-compliant due to your intoxication. You are mildly resistive to physical control. You will comply if the Student demonstrates good verbal skills and command presence. You have a knife and a bag of narcotics concealed.

**Subject 3:** You are the roommate of the intoxicated tenant. You are mildly, verbally disruptive but physically compliant. You will respond to good verbal control and command presence.

**Subject 4:** You are the neighbor. You are upset about the complaints against you. You are physically compliant and responsive to good verbal control and command presence.

**Subject 5:** You are the manager's secretary. You called the police when you felt the situation was beginning to get out of control. You are fully cooperative.

**STUDENT INFORMATION:**

You are dispatched to a landlord/tenant dispute.